



Croft House Farm, Kildwick Grange, Kildwick, BD20 9AD

An character 17th century detached five bedroom house with three reception rooms, three en-suites, superb landscaped gardens to the front and rear and a double garage with a fabulous sweeping driveway set in approximately one Acre.

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Harrogate 26 miles, Skipton 5 miles, Leeds 23 miles, Ilkley 8 miles (all distances approximate)

Guide Price: £950,000

- Five bedroom executive property
- Superb well maintained garden
- Kitchen diner area
- Amazing family space
- Two beautiful reception rooms
- Double garage and private parking
- Stunning views



Entry through a wooden door into a porch with a stone flagged floor which then leads into the hallway with an exposed stone wall and beams above.

From the hall you enter the living room with a large stone fireplace having a wooden plinth above, a wood burning stove, a window to the side and amazing windows to the front providing views over the valley.

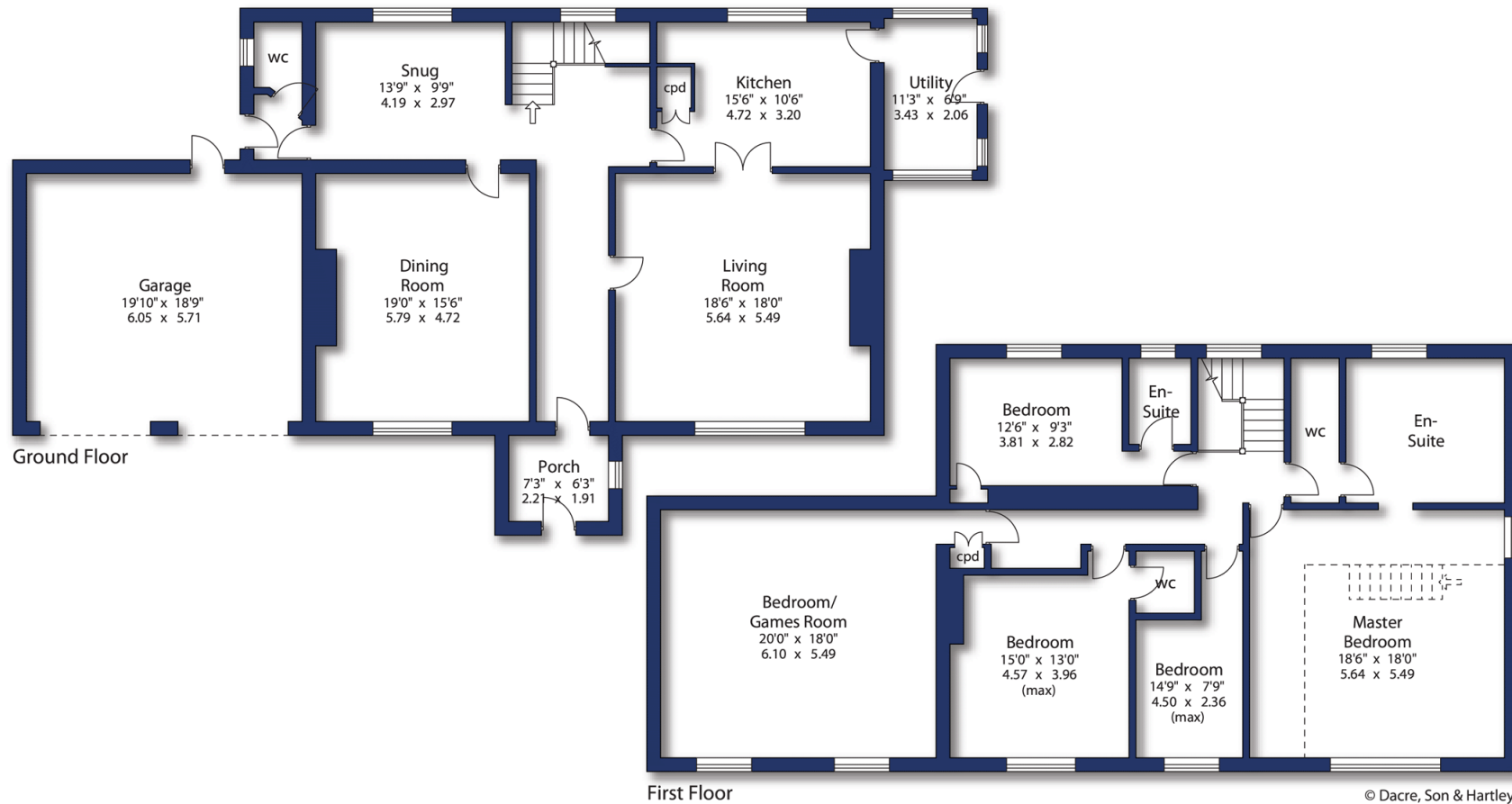
Leading through into the kitchen which offers a selection of wall, drawer and base units with granite worktop surfaces over, a sunken Belfast sink and mixer tap, an Aga, stone tiled flooring and stunning mullion windows to the rear along with a doorway into the utility room. The utility room has a Quarry tiled floor, base and drawer units, stainless steel sink, plumbing for washing machine, space for a dryer and space for a fridge/freezer along with a door and windows to three sides. From the rear of the kitchen, to the back of the hall is the staircase providing access to the first floor and off here is a snug with an electric fire in a decorative fireplace and mullion windows to rear providing views of the garden. Off the snug is a w.c. with a two piece suite and there is also a small access which takes you out to a covered seating area. Into the dining room with a window to the front, a wood burning stove, amazing beams and stripped wood flooring.

Staircase to the first floor with a fabulous window with views of the rear garden. From the landing you access the master bedroom which has windows to the front and side, fitted wardrobes and a mezzanine landing providing space for reading or storage. Also, with the luxury of an en-suite which provides a shower cubicle,

spa bath, pedestal wash hand basin, wooden flooring and a mullion window to the rear garden. From here is a Jack and Jill w.c., with wash hand basin and concealed cistern w.c. also accessed from the landing. The next bedroom is the smallest with a window to the front. Onto a further bedroom with a window to the front and an en-suite with wash hand basin, Sani-flow w.c., and a shower cubicle. The final bedroom has amazing views to the rear with mullion windows and a shower cubicle in the corner of the room. The separate en-suite includes a pedestal wash hand basin, bidet, a low flush w.c. and a window to the rear. Off the landing, through a concealed door is a games room which could be used as a further bedroom having windows to the front, exposed stone walls, timbers and beams.

Externally, to the front is a sweeping driveway which leads through a lawned area and to the left is a woodland/wildlife garden. The formal front garden has lawns, well stocked borders and ponds, patio and with hedging to the boundaries. To the side of the property is a concealed boiler and to the rear, the garden rises away from the house with manicured lawns and well stocked borders throughout, stretching upwards into multiple seating areas which take in the best of the views of the house and making the most of the southerly aspects. There is a functional area with a greenhouse, power, water and the oil tank. An external patio and seating area runs into a covered patio area providing power and light and an access way to the house. The garage has remote control, sectional up and over doors, along with power, light and the water filtration system is housed in here.

Floorplans



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Dacres Surveys
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Energy Efficiency Rating		Current	Potential
100-90	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	52	
1-20	G		84
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Directions

When driving down the A629 on the Skipton Road you will come to a roundabout, stay in the left lane and take your first left into Kildwick. Keep driving into Kildwick and you will see the White Lion Pub, take the right after the pub and then follow the road past the Primary School on your left hand side. You will reach a T-junction, turn right towards the delightful hamlet of Kildwick Grange and follow the road along where the property is located on the left marked by our Dacre, Son & Hartley 'For Sale' board.

Local Authority & Council Tax Band

- North Yorkshire County Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity. Water is from the houses own bore hole. Shared septic tank replaced in 2019. Domestic heating is from an oil fired boiler.
- A double garage and driveway parking is on site
- There is a right of access to the septic tank, also the neighbour has access over the bottom of the drive. There is also a wayleave for Northern Power grid

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Outdoor mobile coverage (excluding 5G) is also available from at least one of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to:

<https://checker.ofcom.org.uk/>

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

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